

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
HLC 06-01-05, Item: 5.d.

File Number
PDC04-031

Application Type
Planned Development Rezoning

Council District 2

Planning Area
Edenvale

Assessor's Parcel Number(s)
706-04-015, -016, 706-05-034, 706-06-013,
706-07-001, -002, -003, -004, 706-08-001, -
002, -003, -004, -005, -016

STAFF REPORT

Historic Landmarks Commission

PROJECT DESCRIPTION

Completed by: Elena Lee

Location: Generally bounded by Cottle Road to the west, Monterey Highway to the east, State Route 85 and Manassas Road to the south

Gross Acreage: 332

Net Acreage: 332

Net Density: N/A

Existing Zoning: IP Industrial Park

Existing Use: Industrial

Proposed Zoning: IP(PD)

Proposed Use: Industrial, Residential and Commercial

GENERAL PLAN

Completed by: EL

Land Use/Transportation Diagram Designation
Existing: Industrial Park. Proposed: Mixed Use With No
Underlying Designation

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: EL

North: Industrial, Commercial and Residential

IP Industrial Park, A(PD) Planned Development, CN Commercial Neighborhood, and R-MH Residential

East: Industrial, Commercial and Residential

A(PD) Planned Development, IP Industrial Park, R_MH Residential and R-1-8 (CL) Residential

South: Industrial, Hospital or Institutional, and Residential

IP Industrial Park, A(PD) Planned Development and LI(PD) Planned Development

West: Commercial, Industrial and Residential

LI Light Industrial, A(PD) Planned Development, R-M Residential, CN Commercial Neighborhood, CG Commercial General

ENVIRONMENTAL STATUS

Completed by: EL

☒ Environmental Impact Report found complete (pending)
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☐ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by:

Annexation Title: Monterey Park No. 7,62,77; Oakgrove No. 58

Date: 2/1/55, 6/24/66, 8/15/75, 3/20/79

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date:

Approved by: _____
☐ Action
☐ Recommendation

APPLICANT/OWNER/DEVELOPER

Hitachi GST
Attn: Kyle McElroy
5600 Cottle Road
San José, CA 95153

Ken Kay and Associates
Attn: Jason Victor
1045 Sansome Street, Suite 321
San Francisco, CA 94111

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: EL

Department of Public Works

N/A

Other Departments and Agencies

N/A

GENERAL CORRESPONDENCE

San Jose Preservation Action Committee's Hitachi Environmental Impact Report Comment Letter

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The developer, Hitachi GST, is requesting a General Plan Amendment to change the General Plan Land Use Designation from Industrial Park to Mixed Use With No Underlying Designation to allow a mixed use project with residential, commercial and industrial uses. A General Plan Text Amendment was also filed to change the maximum height on the entire site from 50 feet to 120 feet. To facilitate the project, the applicant has also filed concurrently a Planned Development Rezoning from IP Industrial Park to IP(PD) Planned Development to allow the reconfiguration and entitlement of up to 3.6 million square feet of industrial park uses, up to 2,930 residential units, up to 460,000 square feet of commercial uses and up to a 13 acre park on a 332 gross-acre site. Because the project is located in the Edenvale Area Development Policy area, a policy modification is required to allow the proposed non-industrial uses and identify transportation improvements. Additionally, the applicant has also requested a Development Agreement for the proposed uses. The General Plan Amendments, Edenvale Area Development Policy Modification, Development Agreement and Planned Development Zoning will all be heard concurrently at the June 6, 2005 Planning Commission hearing and the June 21, 2005 City Council hearing.

Site Location and Description

The 332-acre site is comprised of 15 parcels and is located at 5600 Cottle Road. The project site is commonly known as the Hitachi campus and previously as the IBM Campus. The property is bounded by Monterey Highway and Union Pacific Railroad tracks to the north, Manassas Road to the east, State Route 82 to the south, and Cottle Road, Poughkeepsie Road and Boulder Boulevard to the west.

Project Description

The project and rezoning proposes to demolish 30 out of 31 buildings on the site to develop up to 3.6 million square feet of industrial uses, up to 2,930 residential units and up to 460,000 square feet of commercial uses. The applicant proposes to keep only one structure, Building 9/11, on the site. The project will dedicate up to 13 acres of land and Building 9/11 for park and community center uses in the northern area of the site. The remainder of the site, including the reflecting pool and other structures, is proposed for demolition in order to facilitate the build out of the project. A draft Environmental Impact Report (DEIR) was circulated for the project, March 25, 2005 through May 9, 2005. The EIR, General Plan Amendments, Planned Development and other associated items will be considered by the Planning Commission on June 6, 2005 and by the City Council on June 21, 2005.

ENVIRONMENTAL REVIEW

The pending certification of the draft Environmental Impact Report (EIR) by the Planning Commission is anticipated at the public hearing scheduled for June 6, 2005 to satisfy the requirements of the California Environmental Quality Act (CEQA).

For CEQA purposes, the City has considered resources eligible for or designated as City Landmarks as well as those resources eligible for or listed in the California Register of Historical Resources, the National Register of Historic Places, as the threshold of significance. As previously indicated, nine of the buildings constructed within the period of significance contribute to a historic district that is deemed eligible for the California Register. The project proposes the retention of the two-story motor plant office component of this structure and demolition of the warehouse. Based on the conclusions in the EIR, the loss of any portion of the historic district is considered a "Significant Impact". In order for the City Council to approve the Planned Development Rezoning as proposed, they will need to adopt a "statement of overriding considerations".

GENERAL PLAN CONFORMANCE

As indicated above, the site is also the subject of a General Plan Amendment to change the Land Use/Transportation Diagram Designation from Industrial Park to Mixed Use With No Underlying Designation. The proposed rezoning can only be approved if the General Plan Amendment is approved first. The project will be reviewed for consistency with the General Plan policies.

The Historic, Archaeological and Cultural Resources Goals and Policies of the General Plan call for consideration of preservation in the development review process. Alternatives for historic building preservation are discussed in the Draft EIR and will be analyzed further in the project staff report under preparation for the Planning Commission and City Council.

Historic Resources Description

A historic report, entitled, "Historic Resource Evaluation Hitachi Campus, San Jose" has been completed by Carey and Company on September 8, 2004 and is included in the Draft EIR. Please refer to the DEIR for a complete description. The report states that there are nine historically significant buildings on the campus as noted in the table below. The period of significance was between 1956-1965. The nine historically significant buildings were designed as part of the original 210-acre campus.

Existing Buildings		
Building	Date of Construction	Use and Historic Significance
001	1957	Manufacturing (Historic District)
005	1956	Manufacturing (Historic District)
006	1965	Manufacturing (Historic District)
007	1965	Warehouse (Historic District)
009/011	1957	Office/Cafeteria (Historic District and Individually Significant)
010	1957	Office (Historic District)
013	1957	Development (Historic District)
014	1962	Development (Historic District)
015	1959	Development (Historic District)

As noted in the Historic Resource Evaluation, Appendix G, the IBM campus designed by architect John Savage Bolles with its geometric forms, cold materials, sculptural components, sophisticated spatial relationships, and integrated landscape design by landscape architect Douglas Baylis, appears to be eligible for the California Register of Historic Resources (CRHR) under Criterion 1 for its association with IBM's role in the region's overall development and under Criterion 3 for its distinctive characteristics of Mid-Century Modern architecture. The nine buildings possesses both historic significance and adequate integrity, it is eligible for listing as a district on the CRHR. Building 009/011 possesses historic significance and adequate integrity to be individually eligible for listing on the CHRH.

The proposed Planned Development Zoning would preserve the individually significant building 009/011 and the central pedestrian spine, landscaping, and reflection pools, as well as the primary spatial relationships between buildings which define the campus layout. However, the project proposes to demolish the remaining eight buildings that contribute to the potential historic district. Therefore, the project would result in significant impacts to a historic resource.

PUBLIC OUTREACH

Notices of the public hearing before the Planning Commission and City Council will be published, posted on the City of San Jose web site and distributed to the owners and tenants of all properties within 3000 feet of the project site. Additionally, copies of the Draft Environmental Impact Report have been available for public review in both the Dr. Martin Martin Luther King Jr. Library and the Santa Teresa Library.

Community meetings were held on June 30, 2004, February 28, 2005 and May 12, 2005. The first and third meetings were held at the Southside Community Center. The second meeting was held at the Santa Teresa Library. An Environmental Impact Report Public Scoping Meeting was also held on August 5, 2004. Topics and issues discussed at those meetings included the following: traffic, urban design and timing for the development. In conformance to the City Council Policy on the Preservation of Historic Landmarks, the project was brought to the Historic Landmarks Commission as an informational item at the August 4, 2004 Historic Landmarks Commission hearing. A tour of the site was given for members of the Landmarks Commission on November 3, 2005 and the project was reviewed by the Design Review Committee on January 19, 2005.

RECOMMENDATION

Planning staff recommends that the Landmarks Commission provide comments on the proposed rezoning to be forwarded to the Planning Commission and City Council.